

Executive Summary

1. The application site is on Lot Nos. 1486 (Part), 1489 (Part), 1493 (Part) and House Lot Block (Part) in D. D. 107 and adjoining Government Land, Kam Tin, Yuen Long, New Territories.
2. The site area is about 5,440 m², including Government Land of about 1,853 m².
3. The application site falls within an area zoned "Agriculture" ("AGR") on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11.
4. The applied use is 'Temporary Animal Boarding Establishment with Ancillary Facilities' for a period of 5 years and associated Filling of Land. The applied use is a Column 2 use within the "AGR" zone on the OZP requiring planning permission from the Town Planning Board.
5. A total of 26 temporary structures are provided for dog kennels, dog function rooms, office, storeroom and other ancillary uses. The gross floor area is about 2,541.2 m².
6. Operation hours are from 9 a.m. to 7 p.m. daily (including Sundays and public holidays) with 24-hour animal boarding services.
7. The Site is the subject of 8 previous approvals for the same applied use. The planning context of the adjacent areas has not been significantly altered.
8. Potential adverse impacts on drainage, traffic, fire safety and environment to the surrounding area arising from the applied use are not anticipated.

行政摘要

1. 申請地點位於新界元朗錦田丈量約份第 107 約地段第 1486 號（部份）、第 1489 號（部份）、第 1493 號（部份）及屋宇地段群（部份）和毗連政府土地。
2. 申請地點的面積約 5,440 平方米，包括約 1,853 平方米的政府土地。
3. 申請地點在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/11》上劃為「農業」地帶。
4. 申請用途為「臨時動物寄養所運附屬設施（為期 5 年）」，並進行相關填土工程。該用途在大綱圖上的「農業」地帶內屬於第二欄用途，須向城市規劃委員會申請。
5. 申請地點提供 26 個臨時構築物作狗房、狗隻活動室、辦公室、貯物室和其他附屬用途，總樓面面積約 2,541.2 平方米。
6. 辦公時間為每日上午 9 時至下午 7 時（包括星期日及公眾假期），寄養服務每日 24 小時運作。
7. 申請地點曾 8 次獲規劃許可作相同用途，鄰近地區的規劃狀況並沒有重大改變。
8. 申請用途不會對鄰近地區的渠道、交通、消防及環境方面帶來潛在負面影響。